



# Black State Employees Association of Texas, Inc.

## FACSIMILE TRANSMITTAL SHEET

To: *The Honorable Don Hill* From: *Darren L. Reagan*

Company: *City of Dallas*

Date: *3-1-05*

Phone Number: *214-670-0777*

Phone Number: *214-207-0850*  
(214) 467-7600

Fax Number: *" " 3409*

Fax Number:  
(214) 467-7704

CC:

Number of Pages Including Cover Sheet: *4*

Notes/Comments:

☐ Urgent

☒ For your review

☐ Reply ASAP

☐ Please comment

*PLEASE CALL ME AT YOUR EARLIEST CONVENIENCE  
Today 214-207-0850*

*Thanks*

GOVERNMENT  
EXHIBIT

152B

3:07-CR-0289-M

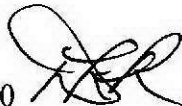




# Black State Employees Association of Texas, Inc.

March 1, 2005

Attention: Saleem Jafar  
Bill Fisher  
Odyssey Residential Holdings, Inc.

From: Dr. Darren L. Reagan, Chairman/CEO (214) 207-0850   
The BSEATCDC, Inc./Project Managers  
Transmitted Via Fax To (972)701-5562 Hard Copy Delivered First Class & Certified  
Mail Return Receipt Requested # 7004-1160-0000-9992-8905  
New Address: 5420 LBJ Freeway, Suite 1235 Dallas, Texas 75240

Re: The Homes Of Pecan Grove & The Proposed Dallas West Villages Projects

This letter is written regarding the referenced matters, as well as a follow up relative to my letters dated February 23<sup>rd</sup>, & 24<sup>th</sup> 2005. Bill I left several messages for you yesterday morning and evening on both your new office telephone voice mail and cell voice mail. I have yet to receive a return call from you to discuss this new development regarding Odyssey's arbitrarily changing of the prime contractor (The Carleton Company) to The TNL Company (according to my impromptu telephone conversation with Dewey on yesterday).

All representations made (to me and others) until yesterday were The Carleton Company is the prime contractor. No notice was given to The BSEATCDC, Inc. (The project manager) regarding any proposed solicitation or RFP or new bids for consideration for the prime contractor as required in accordance to our contract.

I have discussed this matter with all interested parties (public officials, preferred list of subcontractors & others). As you may already know, this very untimely abrupt and ill advised last minuet maneuver is not being received well, especially, based on well documented previous contractual and community/public relation matters (trust/public commitments made by Odyssey). As stated in my letter of February 24, 2005, The BSEATCDC, Inc. nor any of its officers, agents or affiliates will be responsible for matters out of our control, particularly when we continue to be excluded from the consultation, consideration and approval process as our contract strictly and specifically requires.

As shared with you via my voice messages, I will be leaving the city today for the rest of the week to take care of some matters in the deeper portions of East Texas. My cell phone may or may not connect properly from time to time. However, please feel free to leave me a voice message (214-207-0850), as I will be checking them periodically. I will follow up with you as the opportunity allows.

**"A Continuous Progressive Climb For Justice And Equality"**  
P.O. BOX 763773\*DALLAS, TEXAS 75376\*(214) 467-7600\*FAX (214) 467-7704  
Toll Free (800)257-9443



# Black State Employees Association of Texas, Inc.

February 23, 2005

*cc: list of  
Preferred  
Subcontractors  
Others*

Attention: Saleem Jafar, Bill Fisher, Odyssey Residential Holdings, Inc.  
Prentice Gary, The Carleton Company

From: Dr. Darren L. Reagan (214) 207-0848  
The BSEATCDC, Inc./Project Managers

A handwritten signature in dark ink, appearing to be "DR" or "DRR", written over the typed name.

Transmitted Via Fax To (972) 455-9297 & (972) 980-1559

Re: The Homes Of Pecan Grove Negotiated Bid Process Between The Carleton Company/Prime Contractor And Preferred List Of Subcontractors

This letter is written regarding the referenced and as a follow up to my meeting and understanding/agreement with Bill relative to promptly engaging The Carleton Company (Prentice) with the preferred list of subcontractors to conduct a "negotiated bid process" in order to secure contracts no later than next Thursday's deadline (March 3, 2005).

The following shall represent The BSEATCDC, Inc. preferred list of companies/subcontractors:

- 1) Security: Greer's Security & Investigation Services: Contact person: Billy Greer/Charles Johnson (214) 660-0200
- 2) Landscaping: M & C Landscaping Services: Contact person: Carolyn Smith (972) 333-2373
- 3) Iron Work/Fencing/Stairway & Patio railings/fencing: Hannah's Iron Works, Bars & Fencing: Contact Person: Fredrick Hannah(214) 280-5452.
- 4) Concrete: Vestal Builders, Inc.: Contact person: Donald Vestal (817) 516-0103.
- 5) HVAC: Tucker Aire Services: Contact Person: Otis Tucker (214) 202-9302
- 6) Carpeting: A 1 Carpeting Work: Contact Person: C.B. Green (972) 229-4516

Bill, as discussed with you earlier this afternoon, I have requested the subs to complete as much of the information as requested on the information form you delivered via over night mail. However, as you know much of the information requested may or may not be readily available or available at all or simply may not want to be disclosed.

Finally, I am available to meet with you and Prentice at your convenience tomorrow, Friday or Monday at our offices in our 2<sup>nd</sup> floor conference (Wells Fargo Bank located at Hwy, 67 So. & S. Hampton Rd.) to discuss further our respective roles and our expectations regarding proper project protocol, etc.

I will contact both you and Prentice regarding proposed meeting dates and times. Please feel free to contact me directly should you need any additional information.

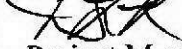
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Toll Free (800)257-9443



# Black State Employees Association of Texas, Inc.

February 24, 2005

Attention: Saleem Jafar  
Bill Fisher  
Odyssey Residential Holdings, Inc.

From: Dr. Darren L. Reagan   
The BSEATCDC, Inc., Project Managers

Transmitted Via Fax To (972) 455-9297 Hard Copy Delivered First Class & Certified Mail  
Return Receipt Requested #7004-1160-0000-9992-8899

Re: The Homes Of Pecan Grove & The Dallas West Villages Projects

This letter is written as a follow up to my meeting with Bill on Monday, February 21, 2005 regarding the following matters that need to be resolved no later than March 3, 2005.

- 1) Fully executed amendments as referenced above and outlined and delivered by The BSEATCDC, Inc. to you attention on February 9<sup>th</sup> and 16<sup>th</sup> 2005.
- 2) Fully executed contracts (negotiated bid awards) between The Carleton Company and the list of preferred subcontractors. Also, a very direct and "straight forward" letter of commitment/utilization to each of the subcontractors regarding utilizing their firms for the Dallas West Village Project. Please forward (via fax) a draft of the letter to my attention prior to mailing it out to the list of preferred subcontractors.

In closing, it is very critical that we meet our deadline of March 3, 2005. The BSEATCDC, Inc. will not be held responsible for the final outcome (City Council approval/denial) as a result of delays due to the lack of Odyssey's noncompliance. I will be in contact with you guys as much as possible on a daily basis to check the status of the aforementioned matters.

Thanks for your prompt attention and reply. Please feel free to contact me directly should you need any additional information.